



# FOR SALE OR LEASE

VERSATILE TWO-STORY  
OFFICE/RETAIL BUILDING

📍 5111 JOHN F. KENNEDY BLVD | NORTH LITTLE ROCK, AR

*Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.*

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# PROPERTY INFORMATION

This versatile two-story office building on JFK Blvd offers excellent visibility, convenient accessibility, and a total of approximately 6,600 SF ± divided into two floors of 3,300 SF ± each. The first floor includes one available suite totaling 1,850 SF ± offered at \$14/SF/YR, while the second floor features four available suites, each approximately 825 SF ±, offered at \$12/SF/YR. The building includes multiple built-out offices ready for immediate occupancy, making it ideal for a variety of uses including retail or professional office space. Adding to the property's value is a 1,200 SF ± salon located directly behind the main building, providing additional income potential or flexible space for expansion. With its prime location, flexible layout, and diverse potential, this property presents an outstanding opportunity for investors or owner-users alike.

Excellent visibility with high traffic count on John K Kennedy Blvd!

> <b>SALE PRICE</b>	\$699,000	> <b>TOTAL SF</b>	8,000 SF ±
> <b>LEASE RATE</b>	UPSTAIRS-\$12/SF/YR <small>Modified Gross</small>	> <b>LAND AREA</b>	0.42 ACRES ±
	DOWNSTAIRS-\$14/SF/YR <small>Modified Gross</small>	> <b>ZONING</b>	C-2



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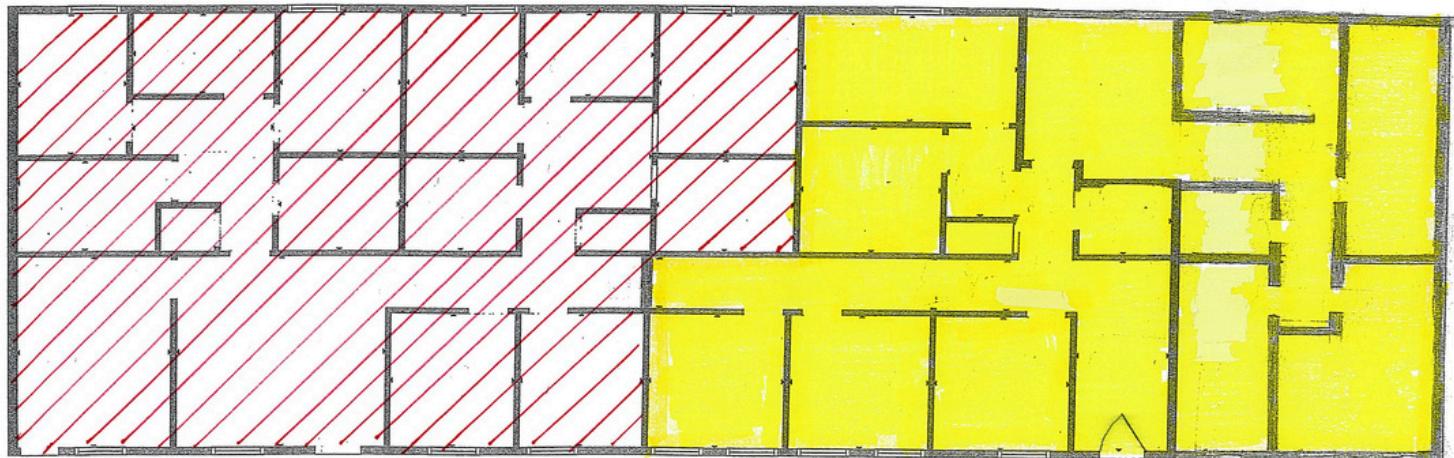
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# FLOOR PLAN 1ST FLOOR



 LEASED

*\*Measurements, dimensions, and layouts are approximate and may not be to scale.*

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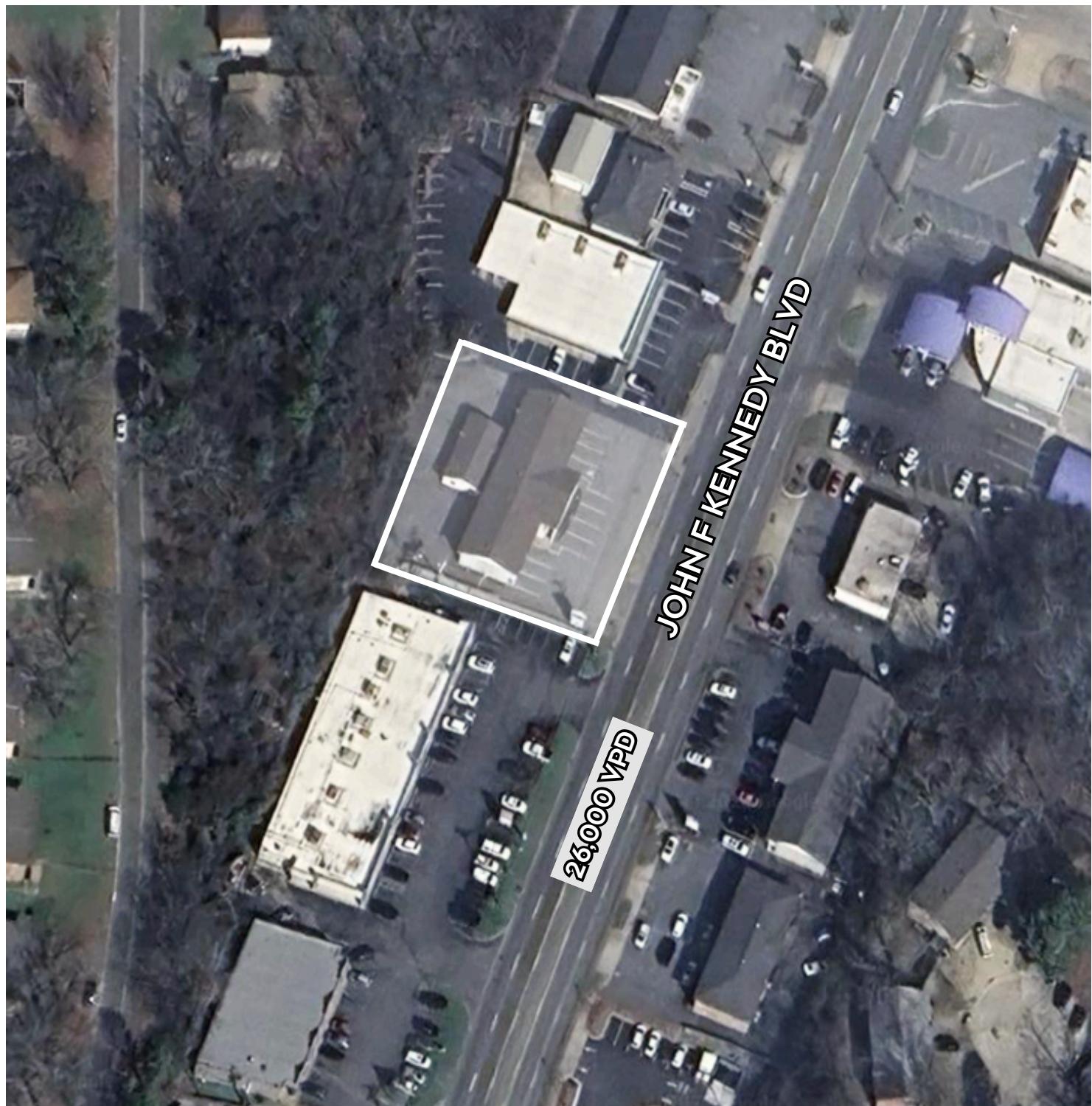
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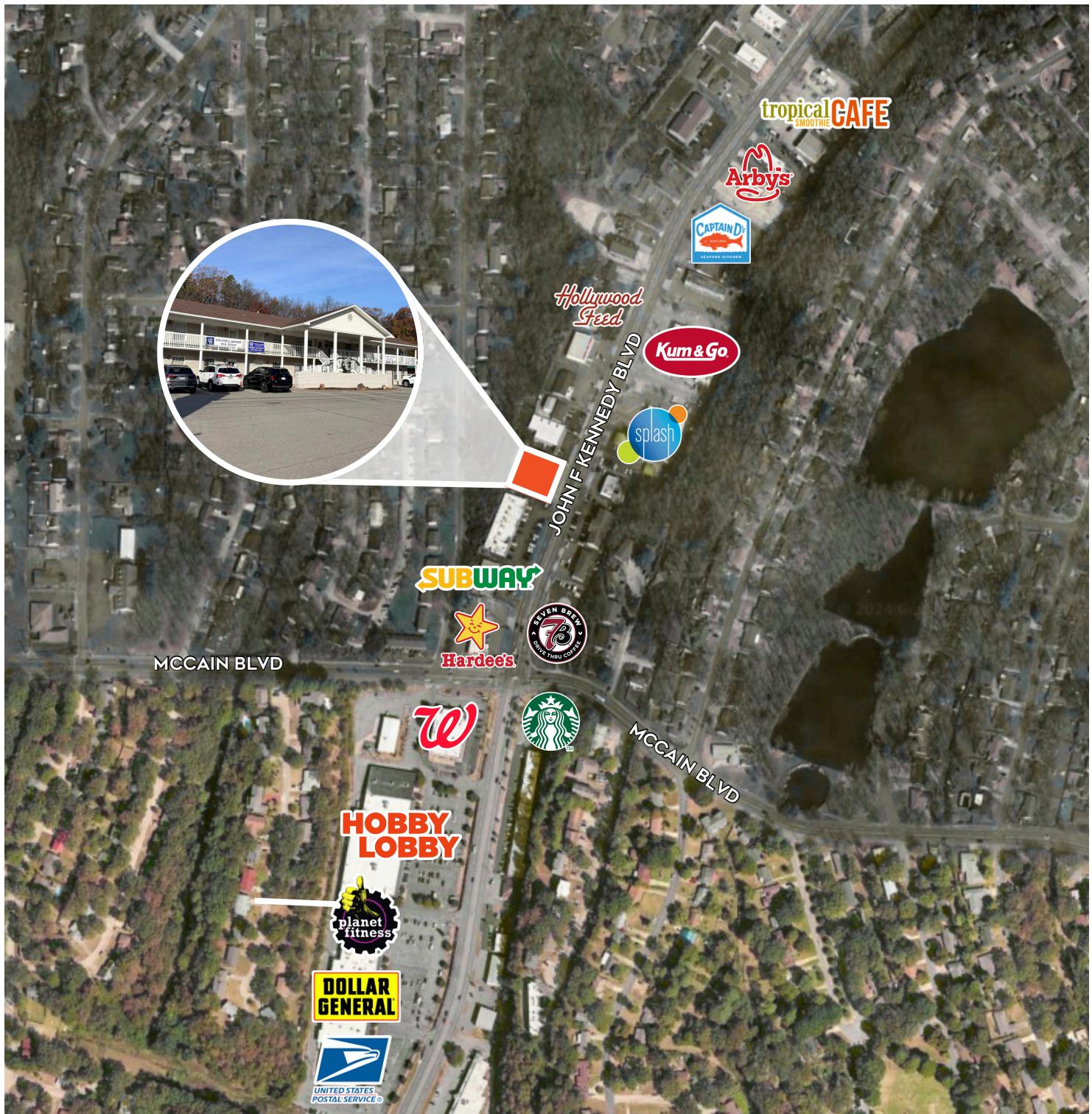
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